

**UNITED STATES BANKRUPTCY COURT
MIDDLE DISTRICT OF PENNSYLVANIA**

Re: Anthony Derrick Cannon

Case No.: 1-19-00173 HWV

Chapter 13

Debtor(s)

NOTICE OF FINAL CURE PAYMENT

According to Bankruptcy Rule 3002.1(f), the trustee gives notice that the amount required to cure the pre-petition and post-petition default in the claim below has been paid in full and the debtor(s) have completed all payments under the plan.

PART 1: MORTGAGE INFORMATION

Creditor Name:	PHH
Court Claim Number:	04
Last Four of Loan Number:	7954
Property Address if applicable:	705 Highlands Path

PART 2: CURE AMOUNT

Total cure disbursement made by the trustee:

a.	Allowed prepetition arrearages:	\$38,988.24
b.	Prepetition arrearages paid by the trustee:	\$38,988.24
c.	Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c):	\$0.00
d.	Amount of postpetition fees, expenses, and charges recoverable under Bankruptcy Rule 3002.1(c) and paid by the trustee:	\$0.00
e.	Allowed postpetition arrearage:	\$0.00
f.	Postpetition arrearage paid by the trustee:	\$0.00
g.	Total b, d, and f:	\$38,988.24

PART 3: POSTPETITION MORTGAGE PAYMENT

Mortgage is/was paid directly by the debtor(s).

PART 4: A RESPONSE IS REQUIRED BY BANKRUPTCY RULE 3002.1(g)

Under Bankruptcy Rule 3002.1(g), the creditor must file and serve on the debtor(s), their counsel, and the trustee, within 21 days after service of this notice, a statement indicating whether the creditor agrees that the debtor(s) have paid in full the amount required to cure the default and stating whether the debtor(s) have (i) paid all outstanding postpetition fees, costs and escrow amounts due, and (ii) consistent with §1322(b)(5) of the Bankruptcy Code, are current on all postpetition payments as of the date of the response. Failure to file and serve the statement may subject creditor to further action of the court, including possible sanctions.

To assist in reconciling the claim, a history of payments made by the trustee is attached to copies of this notice sent to the debtor(s) and the creditor.

Dated: May 22, 2025

Respectfully submitted,

/s/ Jack N. Zaharopoulos
Standing Chapter 13 Trustee
Suite A, 8125 Adams Drive
Hummelstown, PA 17036
Phone: (717) 566-6097
Fax: (717) 566-8313
email: info@pamd13trustee.com

**UNITED STATES BANKRUPTCY COURT
FOR THE MIDDLE DISTRICT OF PENNSYLVANIA**

Re: Anthony Derrick Cannon

Case No.: 1-19-00173 HWV

Chapter 13

Debtor(s)

CERTIFICATE OF SERVICE

I certify that I am more than 18 years of age and that on May 22, 2025 I served a copy of this Notice of Final Cure Payment on the following parties by 1st Class mail from Hummelstown, PA, unless served electronically.

Served Electronically

Dawn Marie Cutaia, Esquire
Fresh Start Law, PLLC
1701 West Market St
York PA 17404

Served by First Class Mail

PHH Mortgage Services
Bankruptcy Department
1 Mortgage Way Mail Stop SV-22
Mt Laurel NJ 08054

Anthony Derrick Cannon
705 Highlands Path
York PA 17402

I certify under penalty of perjury that the foregoing is true and correct.

Date: May 22, 2025

/s/ Liz Joyce

Office of the Standing Chapter 13 Trustee
Jack N. Zaharopoulos
Suite A, 8125 Adams Dr.
Hummelstown, PA 17036
Phone: (717) 566-6097
email: info@pamd13trustee.com

Disbursements for Claim

Case: 19-00173 ANTHONY DERRICK CANNON

PHH MORTGAGE CORPORATION
ATTN: BANKRUPTCY DEPT
P.O. BOX 24781
WEST PALM BEACH, FL 3

Sequence: 24
Modify:
Filed Date:
Hold Code: D

Acct No: 705 Highlands - PRE-ARREARS

ARREARS - 705 HIGHLANDS PATH - 7TH AP DISCONTINUES PAYMENTS ON THIS CLAIM - TOTAL OF \$38,988.24 PAID
AND NO MORE PAYMENTS

Amt Sched:	\$528,987.00	Debt:	\$67,243.47	Interest Paid:	\$0.00
Amt Due:	\$0.00	Paid:	\$38,988.24	Accrued Int:	\$0.00
				Balance Due:	\$28,255.23

Claim	name	Type	Date	Check #	Principal	Interest	Total	Reconciled
						DisbDescrp		
5200	PHH MORTGAGE CORPORATION							
520-0	PHH MORTGAGE CORPORATION		12/17/2024	2043144	\$920.00	\$0.00	\$920.00	12/27/2024
520-0	PHH MORTGAGE CORPORATION		11/19/2024	2042207	\$1,691.88	\$0.00	\$1,691.88	11/29/2024
520-0	PHH MORTGAGE CORPORATION		10/23/2024	2041237	\$1,323.88	\$0.00	\$1,323.88	10/31/2024
520-0	PHH MORTGAGE CORPORATION		09/17/2024	2040241	\$2,979.88	\$0.00	\$2,979.88	09/26/2024
520-0	PHH MORTGAGE CORPORATION		08/07/2024	2039224	\$1,691.88	\$0.00	\$1,691.88	08/16/2024
520-0	PHH MORTGAGE CORPORATION		07/10/2024	2038343	\$1,840.00	\$0.00	\$1,840.00	07/18/2024
520-0	PHH MORTGAGE CORPORATION		06/18/2024	2037523	\$920.00	\$0.00	\$920.00	06/26/2024
520-0	PHH MORTGAGE CORPORATION		05/22/2024	2036618	\$1,691.88	\$0.00	\$1,691.88	05/31/2024
520-0	PHH MORTGAGE CORPORATION		04/17/2024	2035615	\$2,059.88	\$0.00	\$2,059.88	04/26/2024
520-0	PHH MORTGAGE CORPORATION		03/14/2024	2034652	\$1,472.00	\$0.00	\$1,472.00	03/21/2024
520-0	PHH MORTGAGE CORPORATION		02/14/2024	2033692	\$644.00	\$0.00	\$644.00	02/23/2024
520-0	PHH MORTGAGE CORPORATION		01/12/2024	2032764	\$552.00	\$0.00	\$552.00	01/24/2024
520-0	PHH MORTGAGE CORPORATION		12/19/2023	2031869	\$1,691.88	\$0.00	\$1,691.88	12/27/2023
520-0	PHH MORTGAGE CORPORATION		11/15/2023	2030908	\$1,507.88	\$0.00	\$1,507.88	11/27/2023

<u>Claim</u>	<u>name</u>	<u>Type</u>	<u>Date</u>	<u>Check #</u>	<u>Principal</u>	<u>Interest</u>	<u>Total</u>	<u>Reconciled</u>
						<u>Disb</u>	<u>Descrp</u>	
520-0	PHH MORTGAGE CORPORATION		10/18/2023	2029963	\$1,149.48	\$0.00	\$1,149.48	10/27/2023
520-0	PHH MORTGAGE CORPORATION		09/19/2023	2028985	\$2,398.70	\$0.00	\$2,398.70	09/28/2023
520-0	PHH MORTGAGE CORPORATION		08/09/2023	2027964	\$968.00	\$0.00	\$968.00	08/18/2023
520-0	PHH MORTGAGE CORPORATION		07/11/2023	2026980	\$1,781.12	\$0.00	\$1,781.12	07/21/2023
520-0	PHH MORTGAGE CORPORATION		06/13/2023	2026059	\$1,780.15	\$0.00	\$1,780.15	06/21/2023
520-0	PHH MORTGAGE CORPORATION		05/16/2023	2025124	\$1,116.00	\$0.00	\$1,116.00	05/26/2023
520-0	PHH MORTGAGE CORPORATION		04/18/2023	2024113	\$1,116.00	\$0.00	\$1,116.00	04/27/2023
520-0	PHH MORTGAGE CORPORATION		03/15/2023	2023085	\$1,116.00	\$0.00	\$1,116.00	03/31/2023
520-0	PHH MORTGAGE CORPORATION		02/15/2023	2022083	\$1,116.00	\$0.00	\$1,116.00	03/13/2023
520-0	PHH MORTGAGE CORPORATION		01/18/2023	2021080	\$2,232.00	\$0.00	\$2,232.00	02/06/2023
520-0	PHH MORTGAGE CORPORATION		12/13/2022	2020084	\$1,116.00	\$0.00	\$1,116.00	03/07/2023
520-0	PHH MORTGAGE CORPORATION		11/16/2022	2019131	\$558.00	\$0.00	\$558.00	01/05/2023
520-0	PHH MORTGAGE CORPORATION		10/18/2022	2018097	\$1,177.20	\$0.00	\$1,177.20	11/07/2022
520-0	PHH MORTGAGE CORPORATION		09/13/2022	2017027	\$376.55	\$0.00	\$376.55	09/26/2022
Sub-totals:						\$38,988.24	\$0.00	\$38,988.24
Grand Total:						\$38,988.24	\$0.00	